PT OF SW/14 OF NW1/4 &
PT OF SE1/4 OF NW1/4
IN OR 2407/1359

EASTON MEL FARMS INC
35393 BRADDOCK ROAD
CALLAHAN, FL 32011

2023

12-2N-24-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,351
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	4,099
SOH/AGL Deduction	0
ASSESSED VALUE	4,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,099
TOTAL JUST VALUE	63,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95864	MH MOVE-ON	0	04/01/1995
7648	CHNGE SRVC	0	08/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1359	10/08/2020	QC	U	I	11	100
GRANTOR: FOURAKER NORMA						
GRANTEE: EASTON MEL FARMS IN						
0794/1262	5/28/1997	WD	Q	I		17,000
GRANTOR: GONZALEZ TERESA S						
GRANTEE: FOURAKER NORMA						

BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0474	VF 4 RAIL	0	0	0	0	1,050.00	LF	4.63	4.63	100	2005	2005	3	69	3,351	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,351

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	006005	A	PAST/GRAZE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	440.00	374.00	748							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 748 Market: 60,000 Agricultural: 748 Common: 0 PRINTED 08/02/2023 BY SYS